

**KENTUCKY BOARD OF HOME INSPECTORS
MEETING MINUTES
December 15, 2015**

A special meeting of the Kentucky Board of Home Inspectors was held at the Office of Occupations and Professions in Frankfort, KY on December 15, 2015.

MEMBERS PRESENT

James A. Chandler, Chairman
Mark G. Oerther, Vice Chairman
Welford “Bud” Wenk
Edward “Neal” Tong
Mitch D. Buchanan
Ken Fister
Robert P. Johnson

OCCUPATIONS AND PROFESSIONS STAFF

Megan Woodson, Board Administrator

OFFICE OF THE ATTORNEY GENERAL

Brian Judy, Office of the Attorney General

GUESTS

Steve Keeney, PLI
Mike Patton, KREIA
Bill Ingram, KREIA

MEMBERS ABSENT

Mariah Gratz
William “Sha” Fister Jr.

CALL TO ORDER

Mr. Chandler called the meeting to order at 10:10 a.m.

MINUTES

A motion was made by Mr. Tong to approve the meeting minutes from November 10, 2015. Mr. Buchanan seconded that motion and it carried.

MONTHLY FINANCIAL REPORT

The financial statement for November 2015 was reviewed by the Board.

LICENSURE STATUS REPORT

There are currently 388 licensed Home Inspectors.

BOARD COUNSEL REPORT

Mr. Judy advised he has filed amendments to 815 KAR 6:010, 815 KAR 6:040, 815 KAR 6:080, 815 KAR 6:090.

OCCUPATIONS AND PROFESSIONS REPORT

Mrs. Woodson informed the board of the current events of O&P including possible issues with Board Member travel reimbursement payments and that the Operations Section requests that any Board Members traveling get an itemized receipt for their hotel bills. Mr. Slone also advises that the Office of Occupations and Professions is only authorized by statute to provide “administrative services, technical assistance and “advice” to the boards it serves”. He asks that Board Members and attorneys be mindful of the Board Administrator’s limitations and that they are not to provide legal/investigative service or facilitate legislative

matters. Mrs. Woodson informed the Board that the office will be closed December 24th -25th for Christmas holidays, December 3rd -January 1st for New Year holidays and January 18th for Martin Luther King Day. Mrs. Woodson also reminded the Board members that all visitors and guests should be parking in the lot across the street and that the O&P lot is for employees, handicapped visitors, and deliveries only. Mrs. Woodson also announced that Mr. Slone retired as of December 1st and that Heather Combs is the new Executive Director of the Office of Occupations and Professions.

OLD BUSINESS

Mr. Chandler is still in communication regarding the Board's goal to move back to HBC.

The Board will continue to research and discuss the 2016 Kentucky State Fair Booth Budget in January.

NEW BUSINESS

Mr. Buchanan nominated Mr. Oerther to serve as Chairman for the upcoming year. Mr. Oerther accepted the nomination which was seconded by Mr. Johnson and the motion carried.

Mr. Chandler nominated Mr. Johnson serve as Vice Chairman for the upcoming year. Mr. Johnson accepted the nomination which was seconded by Mr. Ken Fister and the motion carried.

NEWSLETTER COMMITTEE REPORT

The Newsletter Committee advised they are continuing to develop the upcoming quarterly newsletter for the board to review.

EDUCATION COMMITTEE REPORT

The Education Committee made the following recommendations:

- Kentucky Real Estate Inspectors Association (KREIA) continuing education courses ***approved***:
 - Manufactured Housing – 3 hrs
 - Making the Law Work for Home Inspectors – 3 hrs
 - Report Writing – Risk Management – 3 hrs
 - Avoiding Environmental Issues – Mold – 3 hrs
 - Avoiding Environmental Issues – Asbestos – 3 hrs

Mr. Wenk seconded the motion and the motion carried.

- HomeSpection Training Institute ***denied*** as a Pre-Licensing Provider

Mr. Wenk seconded the motion and the motion carried.

APPLICATIONS COMMITTEE

The Applications Committee recommended the following:

- Initial licensure applications to be ***approved*** – Philip E.J. Brown, Chris D. Curtis, Kevin J. Curtiss, Dominick D'Urso, John D. Lawson

Mr. Oerther seconded the motion and the motion carried.

- Initial licensure applications to be *deferred* – Chris P. Walton

Mr. Ken Fister seconded the motion and the motion carried.

- Renewal applications to be *approved* – Dan J. Bosse, Avery B. Bussell, Allan K. Davis, Paul R. Grise, and Larry G. McCaslin

Mr. Tong seconded the motion and the motion carried.

COMPLAINTS COMMITTEE

Mr. Ken Fister motioned for the Board to begin a closed session at 12:36 p.m. pursuant to KRS 61.810 (1)(c) to discuss 2015-03 and 2015-06. Mr. Buchanan seconded the motion and the motion carried.

Mr. Wenk motioned for the Board to resume an open meeting session at 1:03 p.m. Mr. Buchanan seconded the motion and it carried.

Mr. Wenk motioned for the Board to post an RFP for investigative services. Mr. Johnson seconded the motion and the motion carried.

Mr. Oerther made a motion pursuant to 198B.730 to issue a show cause order to Peyton Jones. Mr. Buchanan seconded the motion and it carried.

The Complaints Committee reported the following cases are ongoing:

- Rumancik
- 2015-03
- 2015-06
- 2015-08

TRAVEL AND PER DIEM

Mr. Ken Fister made a motion to approve the travel and per diem for members attending today's meeting. The motion, seconded by Mr. Wenk, carried.

NEXT MEETING

The next meeting is scheduled for Tuesday, January 12, 2015 at 10:30am at the Office of Occupations and Professions in Frankfort, KY.

ADJOURNMENT

Mr. Buchanan made a motion to adjourn at 1:20 p.m. The motion was seconded by Mr. Ken Fister and carried.

Minutes prepared by Megan Woodson on December 16, 2015